



# JONES PECKOVER

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## Cleiriach, Llansannan, Near Denbigh, LL16 5LW

- 5 Bedroom Farmhouse in 111.12 Acres
- Substantial Agricultural Outbuildings
- Unrivalled Views
- Secluded Rural Location
- 3 Glamping Pods & Static Caravan
- No Forward Chain



**Rural 5 Bedroom Farmstead set in 111.12 Acres, Substantial Agricultural Outbuildings and 3 Shepherds Huts**

Located on the outskirts of the village of Llansannan and enjoying a particularly private and rural setting, this remarkable property offers a unique opportunity to purchase a substantial farmstead. Spanning an impressive 111.12 acres, the property boasts substantial living accommodation, featuring four spacious bedrooms to the main house, complemented by a self-contained attached ground floor annex with an additional bedroom, living room, kitchen and shower room, perfect for guests or extended family.

The property enjoys a particularly private and peaceful location and is approached via a lengthy driveway opening onto a yard area which fronts the residence and the main outbuildings. All principal rooms enjoy stunning views over the surrounding unspoiled countryside and the property is well presented throughout with spacious family accommodation over two floors.

The farmstead benefits from 3 large agricultural buildings, two of which lie close to the farmstead and are accessed from the yard, with the third accessed from the driveway and in total amounting to approximately 1177m<sup>2</sup>.

Additionally, the property features three charming shepherds' huts which have been utilised as holiday lets, offering a lucrative potential income stream, alongside a static caravan for further accommodation options.

The land abuts the property and comprises of level and sloping paddocks which are laid to grass, bounded by stockproof fencing and mature hedges. The land is mainly serviced by a natural water supply and there is a large pond within the grounds.

This property is a rare find, combining spacious living with agricultural potential in a stunning location.

**THE PROPERTY**

The main farmstead comprises of a substantial detached 5 bedroom house offering particularly spacious accommodation over two floors with the versatile addition of a self-contained ground floor annex. The accommodation is well presented throughout and in brief comprises of Entrance Hall, Living Room, Kitchen/Dining Room, Annex Sitting Room, Annex Bedroom, Annex Kitchen and Shower Room to the ground floor, with the first floor providing Master Bedroom with En Suite Bathroom, 3 further Double Bedrooms and Family Bathroom.

**SERVICES**

Mains electricity, oil fired central heating, private borehole for water supply, septic tank drainage.

**IMPORTANT NOTICE (D)**

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

**MISREPRESENTATION ACT (D)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-  
 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.  
 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.





**PROOF OF IDENTITY -**

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

**AGRICULTURAL OCCUPANCY**

The property is the subject of an agricultural occupation clause, further details of which can be obtained from the agents.

**WAYLEAVES, EASEMENTS, RIGHTS OF WAY**

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other

pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligation on the part of the Vendor or us to specify them.

**BASIC PAYMENT SCHEME**

Basic Payment Scheme or Sustainable Farming Scheme  
The purchaser(s) will be able to claim Basic Payment Scheme or Sustainable Farming Scheme Payments on the land from the 2026 scheme year onwards. There are no Basic Payment Scheme Entitlements included with the land.



